



PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

WOODLAND ESTATES

SECTION 1, TOWNSHIP 33 N, RANGE 1E, W.M
ISLAND COUNTY, WA.

3999127 - 01

Sheet 1 of 2

DESCRIPTION:

The plat of "Woodland Estates" embraces the SE 1/4 of the NE 1/4 of the SW 1/4 and a portion of the NE 1/4 of the NE 1/4 of the SW 1/4 of Section 1, Township 33 N, Range 1 E, W.M., described as follows:

Commencing at the E 1/4 corner of said Section 1:

Thence S 89°53'29" W - 2912.864 feet;

Thence S 0°06'31" E - 30.000 feet to a point on the South line of Lee County Road, which point is the true point of beginning of this description;

Thence 47.617 feet along the arc of a tangent curve to the left, having a radius of 30.000 feet and a central angle of 90°56'30";

Thence S 01°03'01" E - 531.783 feet;

Thence 108.850 feet along the arc of a tangent curve to the left, having a radius of 70.000 feet and a central angle of 89°05'41";

Thence N 89°51'18" E - 230.341 feet;

Thence S 01°00'54" E - 660.992 feet;

Thence S 89°49'08" W - 657.672 feet;

Thence N 01°05'08" W - 661.422 feet;

Thence N 89°51'18" E - 228.128 feet;

Thence 111.062 feet along the arc of a tangent curve to the left, having a radius of 70.000 feet and a central angle of 90°54'19";

Thence N 01°03'01" W - 510.922 feet;

Thence 77.718 feet along the arc of a tangent curve to the left, having a radius of 50.000 feet and a central angle of 89°03'30";

Thence N 89°53'29" E - 139.690 feet to the true point of beginning.

EXCEPT: Lots 1 and 2 and 18 thereof.

LAND SURVEYOR'S CERTIFICATE:

I, John J. Vadai, Professional Land Surveyor, do hereby certify that the plat of "Woodland Estates" is based on an actual survey and that the distances, courses and angles are shown thereon correctly, and that monuments have been set and lot corners staked on the ground as shown on the plat and complies with the terms of preliminary plat approval.

John J. Vadai

John J. Vadai
License No. 9636
Registered Professional Land Surveyor



REMARKS:

1. Due to flight patterns of Navy Jets, excessive noise levels can be expected in this area.
2. This survey is based on the subdivision of subject section by Pakkema & Kingma in August 1968, which is unadjusted.
3. Prior to the acceptance as County Roads, the well and pump house shall be removed from the right of way of the designated private roads serving the land herein subdivided, in addition an alternate source of water shall be provided.

APPROVALS:

Examined and approved in accordance with R.C.W. 58.17.160 (1) this 23rd day of APRIL 1975

D.O. Kelly
County Engineer

Approved by the Board of County Commissioners this 2nd day of MAY 1975

Carl S. Muckenberg
Chairman

W. McCreath

Board of County Commissioners

Ellen Lee
County Auditor

Approved by the County Planning Director this 23rd day of April 1975

John W. Brown
County Planning Director

DEDICATION:

Know all men by these presents: We the undersigned owners in fee simple, and contract purchasers of the lands herein platted hereby declare this plat and dedicate the roads and easements shown thereon as follows:

All roads shown within the boundaries of this plat and the responsibilities for their maintenance are hereby dedicated and granted and conveyed to the Woodland Estates Community Association, a Washington non-profit corporation and this dedication and grant is in lieu of any dedication of said roads to the public. Granted hereby is a waiver of all claims of damages against said Woodland Estates Community Association which may be occasioned to the adjacent land within the plat and other properties by the established construction, drainage and maintenance of said roads. This should include a utilities easement in favor of Puget/Power, Inc. and General Telephone of the Northwest, Inc., over, under and upon the front 5 feet of each lot and the side 2.5 feet of each lot for the installation and maintenance of utilities.

RESTRICTIONS:

All lots, tracts, or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions:

No lot, tract or portion of the plat shall be divided and sold, or resold, or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than permitted by Island County regulations.

No permanent structure or building shall be constructed on any lot, tract, or parcel of the plat closer than thirty (30) feet to the margin of any street or road, and other setbacks as provided by the Island County building and zoning codes.

Lot owners shall be prohibited from blocking, diverting, or restricting any natural or constructed drainage course following original reasonable grading of roads and ways thereon.

Construction on any lot shall require a building permit, access permit, and a sewage disposal permit prior to commencement of work.

Additional restrictive and protective covenants applying to all lots in this plat are filed under Auditor's file No. #283927 IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20th day of December 1974.

Orville E. Mills
Orville E. Mills

Dorothy W. Mills
Dorothy W. Mills

John J. Vadai
John J. Vadai

Renate E. Vadai
Renate E. Vadai

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
County of Skagit)

This is to certify that on this 20th day of December 1974, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Orville E. Mills and Dorothy W. Mills, his wife, and John J. Vadai and Renate E. Vadai, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

John J. Vadai
Notary Public in and for the State of Washington, residing at ANACORTES

TREASURER'S CERTIFICATE:

I, Ruth E. Zylstra, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid up to and including the year 1975.

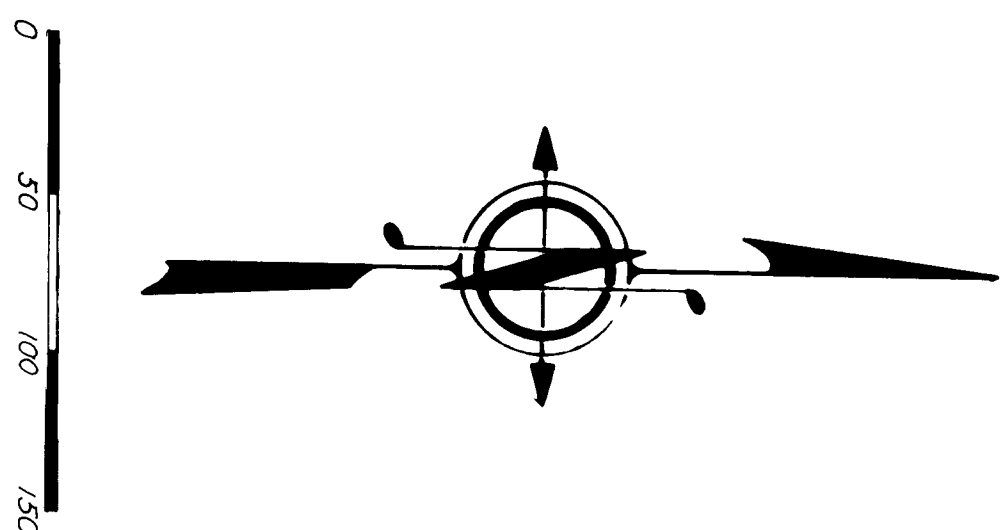
Ruth E. Zylstra
County Treasurer
By: *Bonnie E. B. B. B.* Deputy

RECORDING CERTIFICATE:

Filed for record at the request of John J. Vadai on this 3rd day of May 1975 at 45 minutes past 2:00 P.M., and recorded in Volume 12 of plats, pages 20 & 21, records of Island County, Washington. #283929

E. Lee
Island County Auditor By: *Deputy*
Deputy County Auditor

CERTIFICATE OF TITLE:
Recorded May 9TH 1975 File No. #283898, Volume 311, Page 14, Records of Island County, Wn.



SCALE: 1"=60'
(ASSUMED LOCAL
MERIDIAN.)

WOODLAND ESTATES COMMUNITY ASSOCIATION

Shirley E. Mills
ORVILLE E. MILLS - PRESIDENT

John V. Kadar
JOHN V. KADAR - VICE-PRESIDENT

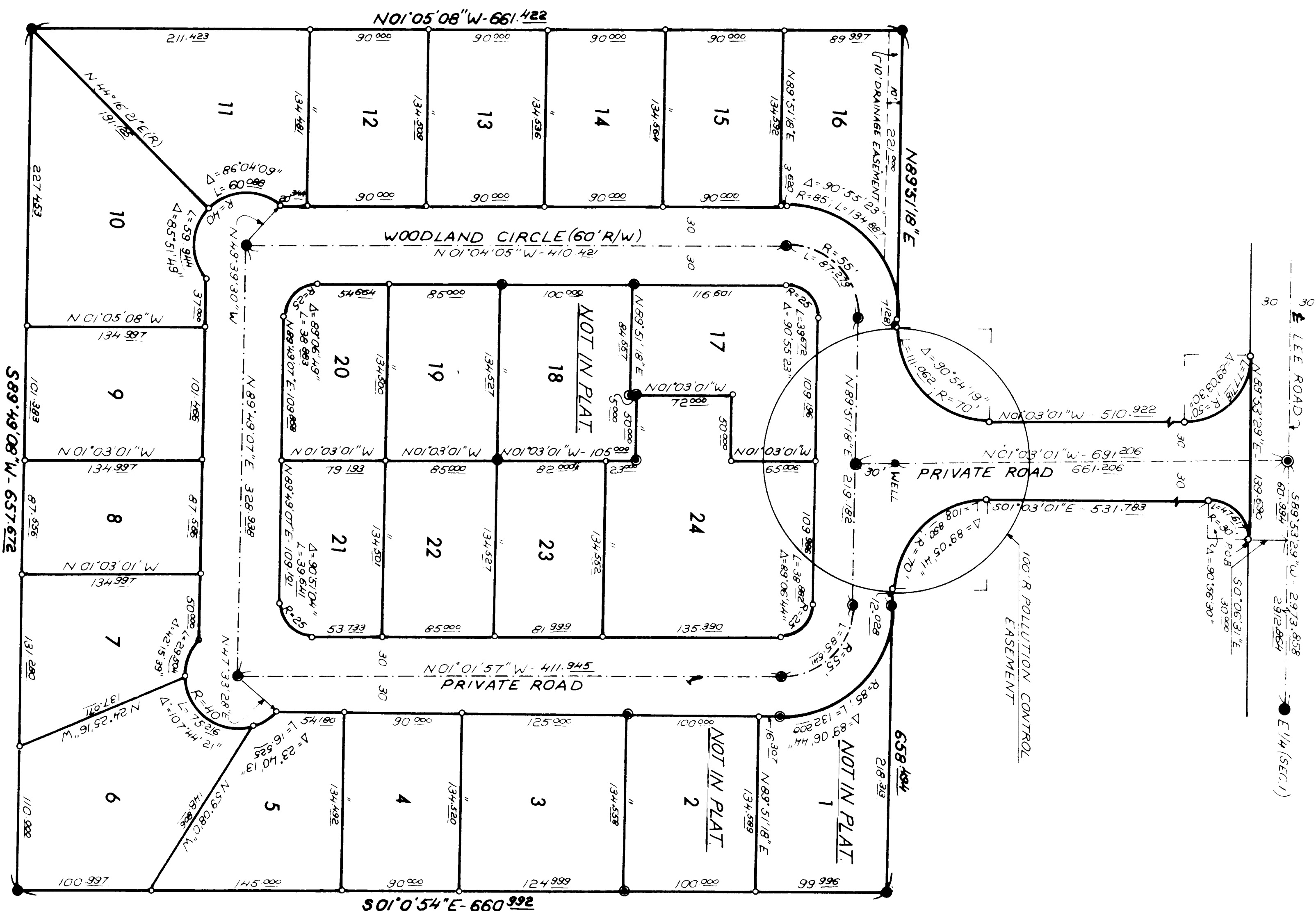
ACKNOWLEDGMENT:

STATE OF WASHINGTON)
COUNTY OF SKAGIT) S.S.

THIS IS TO CERTIFY THAT ON THIS 20TH DAY OF FEBRUARY, 1975, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND I SWORN, PERSONALLY APPEARED: ORVILLE E. MILLIS AND JOHN LIVADAI, TO ME KNOWN TO BE THE PRESIDENT AND THE VICE-PRESIDENT, RESPECTIVELY, OF THE WOODLAND ESTATES COMMUNITY ASSOC. A WASHINGTON NON-PROFIT CORPORATION, THAT THEY EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON
RESIDING AT: ANACORTES

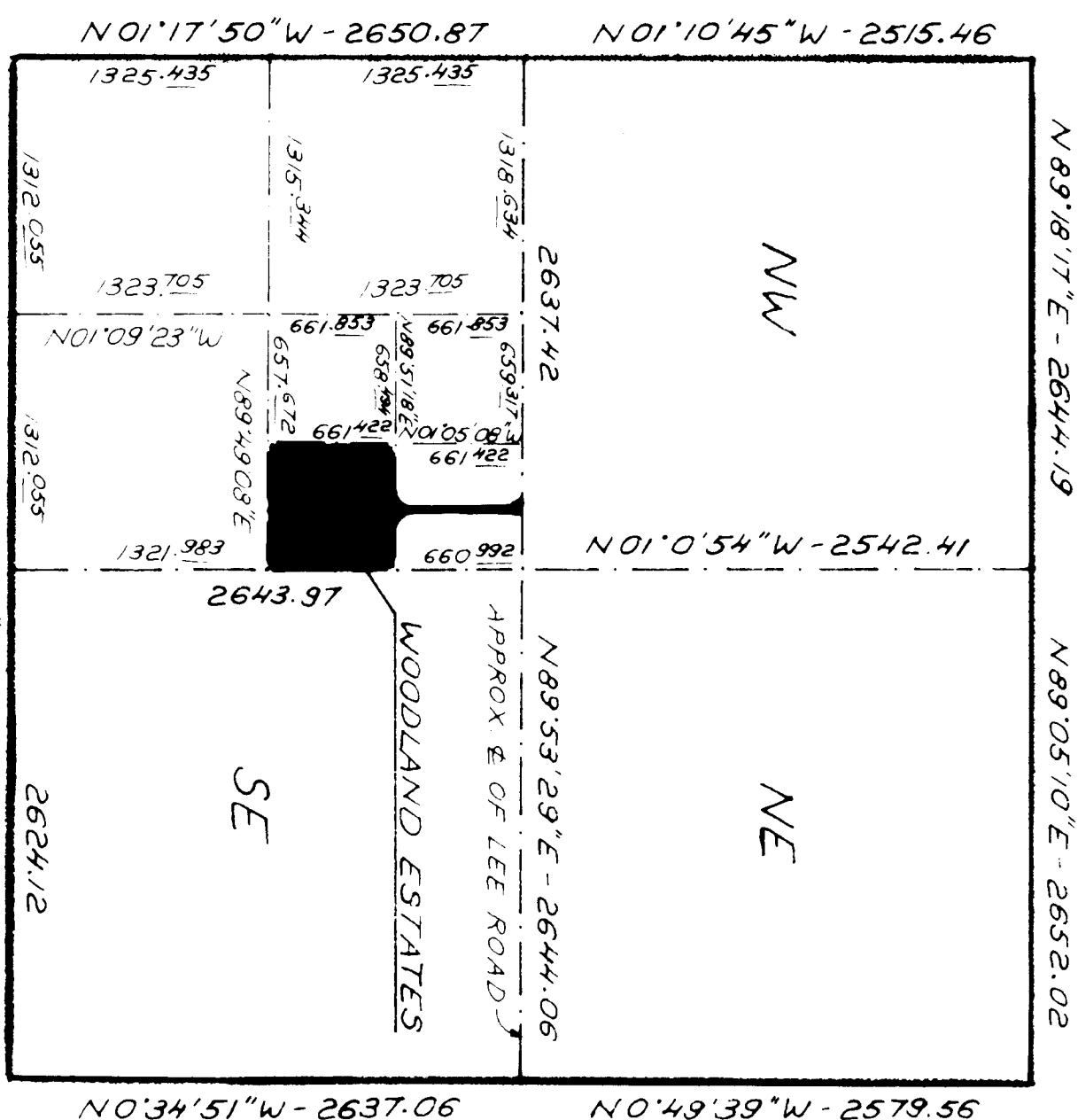


ACKNOWLEDGMENT:

STATE OF WASHINGTON) S.S
COUNTY OF ISLAND)


 TED D. ZYLSTRA

SUBDIVISION OF SEC. 1, T. 33N, R. 1E, W.M.
NOT TO SCALE



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 TED D. ZYLSTRA

NOT TO SCALE

SUBDIVISION OF SEC. 1, T. 33N, R. 1E, W/M.

ON THIS 21ST DAY OF FEBRUARY, 1935, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TED D. ZYSTRAL, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN, AND WHO EXECUTED THE WITHIN INSTRUMENT AS THE ATTORNEY IN FACT FOR KENNETH S. & BETTY BEEBE AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS ATTORNEY IN FACT FOR SAID: KENNETH S. BEEBE AND BETTY BEEBE IN THE CAPACITY AND FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT SAID PRINCIPALS ARE NOT DECEASED NOR INSANE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR:

NOTARY PUBLIC IN AND FOR THE STATE OF WASH.
Robert H. Brown
RESIDING AT: OAK HARBOR

WOODLAND ESTATES
Sec. 1, Twp. 33N., R. 1E., W. 4N.

WOODLAND ESTATES
Sec. 1, Twp. 33N., R. 1E., W. 1N.